



ST. CHARLES
COUNTY

Assessor's Office

Key players involved in Tax Bill

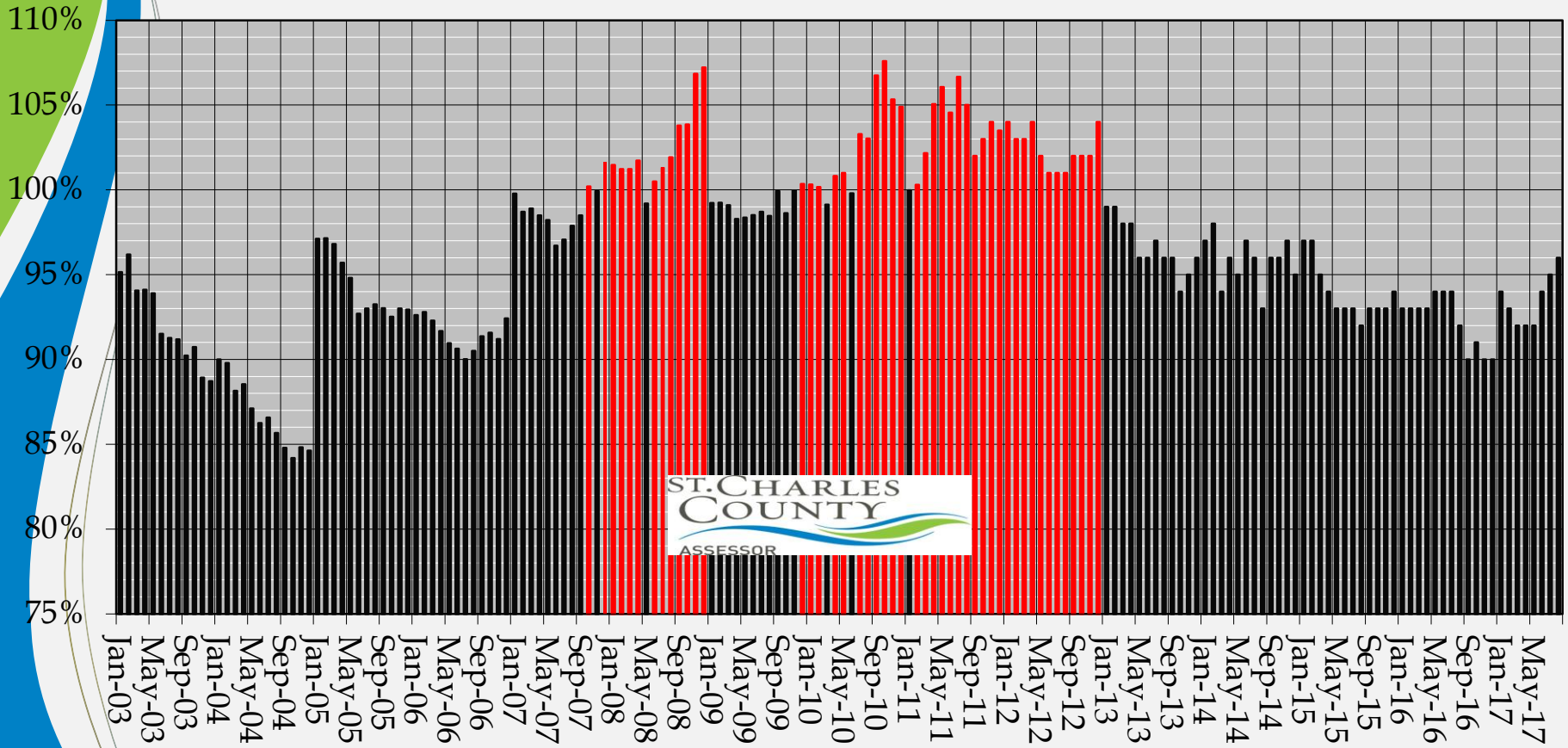
- **Assessment Authority (Assessor's Office)**
 - Responsible for establishing the fair market value of all property situated in St. Charles County as of the tax date. (January 1st) This assures the tax burden is distributed fairly for those responsible for payment.
 - Rate driven system – meaning the rate is developed after the value.
 - The amount of tax you pay is apportioned on the amount of value you own within the district or “Ad Valorem” (according to value).
- **Tax Authority (School, City, Fire, etc. districts)**
 - Establishes the tax rate based on budgetary requirements needed to appropriately fund the services provided within their jurisdiction.
- **Collection Authority**
 - Responsible for collecting the amount of tax assigned to each property owner, and disbursing it to the proper taxing authorities.



By the Numbers:

- Total County assessed value \$8.2 Billion
 - Real Estate is \$6.97 Billion Assessed Value
 - 162,000 parcels
 - 79% residential – 19%
 - 21% commercial – 32%
 - % (fractional) agricultural – 12%
 - Personal Property/Utilities \$1.2 Billion Assessed Value
 - 167,000 accounts
 - 214,000 automobiles – 33.33%
 - 51,000 trucks – 33.33%
 - 16,000 boats – 33.33%
 - 45,000 other – 33.33%

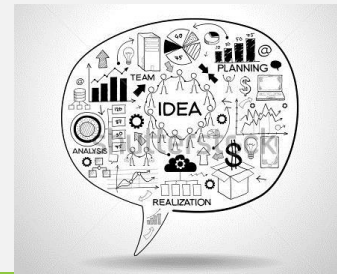
Reassessment cycle



Month



How do we value?

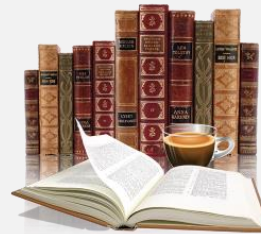


- Primary information:
 - Legal description of parcel
 - Collection of improvement information i.e, structures, buildings, real estate.
 - Sketch of buildings, decks, garages, etc. (all real estate objects)
- Application(s)of value.
 - Cost Approach – every parcel
 - Marshall & Swift based
 - Neighborhood Delineation – GIS services
 - Market Approach – mainly residential properties
 - Certificate of Value
 - Validate sales/information
 - Income Approach – mainly commercial
 - Rental rate – vacancy rate – market information



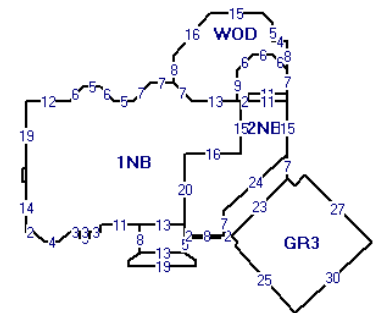
Appealing Assessments

- Each property owner is mailed a “change in assessed value” notice each time the parcel changes value. *(all property owners are mailed change notices each reassessment year)*
- Informal hearings are conducted April-June (not mandatory)
- Mandatory-
 - Board of Equalization appeals must be filed by 2nd Monday in July.
 - State Tax Commission deadline is September 30th (or 30 days from the BOE decision).
 - Newly acquired property purchased within 30 days of the BOE deadline, or later in the year can appeal directly to the State Tax Commission.
- Typical appeal information:
 - Comparable sales/assessments
 - Interior/exterior problems
 - Factual discrepancies
 - Condition of property



Worth knowing.....

- Square footage includes garages.
 - False – each section is identified as a separate polygon.
- Basement finish is included in SF
 - False – SF is collected using ANSI standards (above grade – below grade)
- Easy way to calculate estimated tax:
 - Assessment rate multiplied by TAX rate.
 - Example: Residential 19% $.19 * \$7.50 = 1.4250\%$
- Website information:
 - Property search – Comparable Sale search
 - Map/aerial and many informational layers





Thank You

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